

Land Auction

ACREAGE:

57.69 Acres, m/l Stark County, IL

DATE:

Friday September 24, 2021 10:00 a.m. LOCATION:

Virtual Live Auction Online Only www.Hertz.ag



Property Key Features

- Nice Stark County Farm Located Northwest of Toulon
- Quality Soils with 133.00 Pl
- High Percent Tillable

Brandon Yaklich Licensed Broker in IL 309-883-9490 BrandonY@Hertz.ag **309-944-2184** 720 E. Culver Ct./ P.O. Box 9 Geneseo, IL 61254 **www.Hertz.ag**

REID: 100-0153-01



Plat Map

Goshen Township, Stark County, IL

regory 588 Endress Harold H 188 L 160 Gary D & Harold H 188 M Joann L 109 F/TCH, Ewing Lemma	arvin L 148 Ewing Darla S 195 4	Nois 7 LLC 98 Nois 7 LLC 98 175 LLC 98 175 LLC 98 175 LA Belson Nan L 8 Thomas 175 Marshall 0 176 W 40 176 W 40	G H H&B Legacy LLC 143 D T VF Castagna	Kelly Seed & Fardware Co 278
rence Royster 220 Trust 94 5 Steven Ewing Darla 5 82	Pexter Farm 230	Meaker Lucy M Trust 161 Margaret Star E 40 Nelson Brad J & Patricia A 41 Snyder	C Farms A Inc 212 B Dustin Willa M 76	Castagna Farms Inc 160 Family Prop LLC 163
Ferrenbacher Family Ptrasp 110 Frai	Packer nces W II udith 240	Agnes E 40 Kaforti E 40 Kaforti C Trust Robert E 40 Nelson Patricia A 80 Nolson Brad J & Patricia A 80 Nelson Marjorije Marjor	Nelson Van L 78 78 78 78 78 78 78 78 78 78 78 78 78	Sauder Walk Wayne opuit Trust Stuck 80
hberg Hodges M 144 J 79 Ewing Heaton Ewing Steven 128 W Willard & Steven	Weber Robert A 100 hittaker Ary J 68 A Trust 80	Jh Ott LLC 220	Nelson Brad J & A 80 Nelson Brad J & A 80	Roark Ruman Diane
Ewing Ewing Ewing Steven 214	Whittaker Gary J 104 Nowlan Judith A 40 Nowlan R Etal 195	Strettmatter Brett 8 Megan 59 1907 A 1907 1907 A 1907 1007 A 1907	JM&L Family 975 7 7 Nrtu Trust 280	Sams Fred J
LAN Blevins Muss	elman n L 130 A A S S S S S S S S S S S S S S S S S	Pendarvis Randy & Linda Reschly 156 Kranklin Trust 80	Nelson Thomas M 160 Elliott Donna K 80 Lune G 111	Rediger Michael D Etal 131 A B B B B B B B B B B B B B B B B B B
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elyn 55 Plattner Marlene K Trrist 160 Plattner Marlene	Wilson Family Farms 7 89 Guth & Temple Rucker 163	Price Robert & Leitch Qender Shirley LP 199	Price Shambaugh Wendell Norman A Q 40 Elai 80 Fritz B&M Webster Inc 80 Inc 80	Participation of the second se

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Aerial Photo

57.69 Acres, m/l



53.51	
3.40	
30.84	
22.41	
133.00 PI	

Property Information 57.69 Acres, m/l

Location

From Toulon: go 1½ miles west on Hwy. 17, then 2 miles north on 400 East. Property is on the east side of 400 East.

Legal Description

Part of the N¹/₂ SW¹/₄, Section 11, Township 13 North, Range 5 East of the 4th P.M., Stark Co., IL

Real Estate Tax

2020 Taxes Payable 2021: \$2,060.11* Gross Surveyed Acres: 57.69* Tax per Taxable Acre: \$35.71 *PIN# Part of 03-11-300-002* **Taxes estimated pending parcel split. Stark County Treasurer/Assessor will determine final figures.*

Lease Status

Leased through the 2021 crop year.

FSA Data

Farm Number 4970, Tract 4631 FSA/Eff. Crop Acres: 53.51 CRP Acres: 3.40 Corn Base Acres: 30.84 Corn PLC Yield: 172 Bu. Bean Base Acres: 22.41 Bean PLC Yield: 49 Bu. Wheat Base Acres: 00.08 Wheat PLC Yield: 47 Bu.

CRP Contracts

The following contracts are in place on this farm:

• 2.70 acres enrolled in a CP-8A contract that pays \$679.00 annually and expires September 30, 2022.

• 0.70 acres enrolled in a CP-38E-1 contract that pays \$113.00 annually and expires September 20, 2022.

Soil Types/Productivity

Main soil types are Osco and Ipava. Productivity Index (PI) on the FSA/Eff. Crop acres is 133.00. See soil map for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to moderately sloping.

Drainage

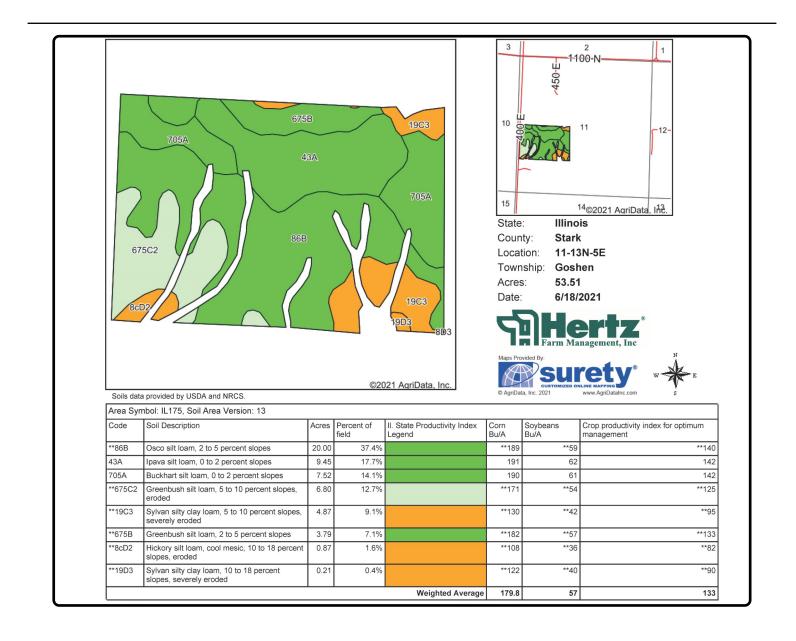
Natural.

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Soil Map

53.51 FSA/Eff. Crop Acres



Buildings/Improvements

Water & Well Information

None.

No known wells.

Comments

Nice Stark county farm located northwest of Toulon, IL.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Southeast Looking Northwest

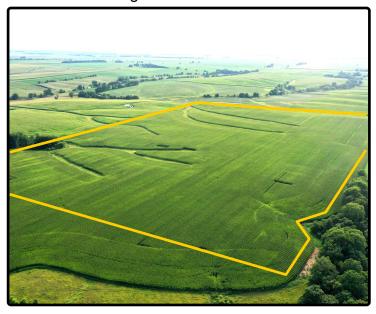


Southwest Looking Northeast

West Looking East

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Northeast Looking Southwest



Auction Information

Date: Fri., September 24, 2021

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Site: Virtual Live Auction **Online Only** www.Hertz.ag

Online Bidding Information

- To bid on these properties, you must be registered as an online bidder before the auction starts.
- We will be calling bids for this sale from a remote location and you will be able to view the auctioneer on screen as he guides the process.
- Go to www.Hertz.ag. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to the Real Estate > Auction page, and select the Stark County auction.
- Follow on-screen prompts.
- You may view the livestream of the auction on sale day by following these same directions and clicking on the "View Live" button.
- Contact Sale Manager, Brandon Yaklich at 309-883-9490 with questions.

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Gwen Wallace and Vicky Heron

Agency

Hertz Real Estate Services and their representatives are Agents of the Seller.

Auctioneer

Spencer Smith, License # 441.002375

Attorney

David Cover, Cover Law Firm

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before October 29, 2021 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the earlier of October 31, 2021 or upon harvest of the 2021 fall crop. The Seller will credit the successful bidder at closing for the estimated 2021 real estate taxes, payable in 2022.

Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an owner's title insurance policy in the amount of the contract price. If there are any escrow closing service fees, they will be shared by the Seller and Buyer.

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